



BOARD OF ZONING ADJUSTMENTS

MEETING INFORMATION

Location

Orleans Parish School Board Building

3520 General DeGaulle
Drive
Suite 1050
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

Michael K. Broussard

The general public cannot speak
with the members personally.

Final Agenda

February 19, 2018

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **March 1, 2018**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Final Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

ITEM 2 – Docket Number: 084-17

Applicant or Agent: Lyons Den Development LLC, Dean M. Duplantier
Property Location: 821 Tchoupitoulas Street **Zip:** 70130
Bounding Streets: Tchoupitoulas St., Julia St., Constance St., St. Joseph St.
Zoning District: CBD-6 Urban Core Neighborhood Mixed-Use District
Historic District: Warehouse District **Planning District:** 1a
Existing Use: Parking Lot (Principal Use) **Square Number:** 123
Proposed Use: Parking Structure (Principal Use) **Lot Number:** 3, 4, 5, 201
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 17, Section 17.3.B.1 (a), Article 17, Section 17.6.D (8), and Section 17.6.D (9), and Article 23, Section 23.10.B of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a parking structure with no ground-floor uses, with three (3) garage entrances on a pedestrian street, and tree removal in parkway.

Requested Waivers:

Article 17, Section 17.3.B.1 (a) – Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors

Required: 25% Proposed: 0% Waiver: 25%

Article 17, Section 17.6.D.8 – Building Design Standards

Required: Parking access prohibited
Proposed: 3 points of parking access
Waiver: 3 points of parking access

Article 17, Section 17.6.D (9) – Building Design Standards

Required: No driveway
Proposed: 3 driveways
Waiver: 3 driveways

Article 23, Section 23.10.B – Tree Preservation

Required: Prohibited tree removal Proposed: Tree removal Waiver: Tree removal



ITEM 3 – Docket Number: 096-17**WITHDRAWN**

Applicant or Agent: Brian Gille Architects, Ltd., Dr. Daniel and Laurel Harlin
Property Location: 512 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Benjamin St., Audubon St., Dominican St.
Zoning District: HU-RS Historic Urban Single-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 61
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Haley Delery (hdelery@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family dwelling, resulting in insufficient rear yard setback.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback**

Required: 20 ft.

Proposed: 17'-6"

Waiver: 2'-6"

**ITEM 4 – Docket Number: 001-18**

Applicant or Agent: Alfred M. Hayes
Property Location: 1349 Moss Street **Zip:** 70119
Bounding Streets: Moss St., Harding Dr., Delgado Ave., Wilson Dr.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Parkview **Planning District:** 5
Existing Use: Two-Family Residence **Square Number:** B
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2B) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing two-family residence, resulting in insufficient minimum interior side yard and rear yard setbacks (**AFTER THE FACT**).

Requested Waivers:**Article 11, Section 11.3.A.1 (Table 11-2B) – Interior Side Yard Setback**

Required: 3'

Proposed: 0'

Waiver: 3'

Article 11, Section 11.3.A.1 (Table 11-2B) – Rear Yard Setback

Required: 15'

Proposed: 0'

Waiver: 15'



ITEM 5 – Docket Number: 003-18

WITHDRAWN

Applicant or Agent: Joshua A. Henderson
Property Location: 147 Alvin Callender Street **Zip:** 70118
Bounding Streets: Alvin Callender St., Pitt St., Lowerline St., Prytania St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Carrollton **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 24
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Travis Martin (trlmartin@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.B.3.a, Article 22, Section 22.8.B.1, and Article 22, Section 22.11.D of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in a parking space in the front yard.

Requested Waivers:

Article 11, Section 11.3.B.3.a – Parking Restrictions

Required: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations (Front Yard)

Required: No front yard parking Proposed: Front yard parking Waiver: Front yard parking

Article 22, Section 22.11.D.1 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard

Article 22, Section 22.11.D.2 – Parking Pad Design (Location)

Required: No parking space in front yard

Proposed: Parking space in front yard

Waiver: Parking space in front yard



ITEM 6 – Docket Number: 004-18

Applicant or Agent: Kenneth & Stacey Matthews
Property Location: 5601 Chatham Drive **Zip:** 70122
Bounding Streets: Chatham Dr., Mendez Dr., Charlotte Dr., Crescent Dr.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-Family Residence **Square Number:** 7
Proposed Use: Single-Family Residence **Lot Number:** 8
Project Planner: Haley Delery (hdelery@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in insufficient interior side yard setback.

Requested Waiver:**Article 13, Section 13.3.A.1 (Table 13-2) – Interior Side Yard Setback**

Required: 6' Proposed: 3'-10 ¾" Waiver: 2'-1 ¼"

**ITEM 7 – Docket Number: 009-18**

Applicant or Agent: Xavier University of Louisiana
Property Location: 1064 S. Genois Street **Zip:** 70125
Bounding Streets: S. Genois St., Euphrosine St., S. Clark St., Washington Ave. (Calliope St.)
Zoning District: EC Educational Campus District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 697/524
Proposed Use: Two-Family Residence **Lot Number:** 12
Project Planner: Joseph Colón (jacolon@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum interior side yard setbacks, insufficient minimum corner side yard setback, and insufficient minimum lot area.

Requested Waivers:**Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback**

Required: 10' Proposed: 7'-3" Waiver: 2'-9"

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback

Required: 25' Proposed: 5'-3" Waiver: 19'-9"

Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback

Required: 10' Proposed: 0' Waiver: 10'

Article 15, Section 15.3.A.1 (Table 15-2) – Minimum Lot Area

Required: 2 Acres / 87,120 sf Proposed: 4,575 sf Waiver: 82,545 sf

ITEM 8 – Docket Number: 010-18

WITHDRAWN

Applicant or Agent: Xavier University of Louisiana
Property Location: 5004 Howard Avenue **Zip:** 70125
Bounding Streets: Howard St., S. Cortez St., Dixon St., Pine St
Zoning District: EC Educational Campus District **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 741
Proposed Use: Two-Family Residence **Lot Number:** A
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient minimum interior side yard setback, insufficient minimum corner side yard setback, and insufficient minimum rear yard setback.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback		
Required: 25'	Proposed: 3'	Waiver: 22'
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback		
Required: 10'	Proposed: 5'	Waiver: 5'
Article 16, Section 16.3.A.1 (Table 16-2) – Rear Yard Setback		
Required: 20'	Proposed: 15'	Waiver: 5'

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ITEM 9 – Docket Number: 011-18

Applicant or Agent: Ronald and Trina Holmes
Property Location: 4683 Galahad Drive **Zip:** 70127
Bounding Streets: Galahad Dr., Hammond St., Lancelot Dr., & Grant St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** 11
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Required: 1 space Proposed: 0 spaces Waiver: 1 space



C. Variances – New Business

ITEM 10 – Docket Number: 015-18

WITHDRAWN

Applicant or Agent: New Orleans Redevelopment Authority, James Neville
Property Location: 1539 St. Maurice Avenue **Zip:** 70117
Bounding Streets: St. Maurice St., N. Claiborne Ave., Tricou St., N. Robertson St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 689
Proposed Use: Two-Family Residence **Lot Number:** 10
Project Planner: Robin Jones (rcjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Required: 2 spaces Proposed: 1 space Waiver: 1 space



ITEM 11 – Docket Number: 016-18**WITHDRAWN**

Applicant or Agent: New Orleans Redevelopment Authority, James Neville
Property Location: 1318 Flood Street **Zip:** 70117
Bounding Streets: Flood St., Urquhart St., Andry St., N. Villere St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 551/551A
Proposed Use: Two-Family Residence **Lot Number:** 9
Project Planner: Randall Gaither (ragaiter@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:**Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements**

Required: 2 spaces

Proposed: 1 space

Waiver: 1 space

**ITEM 12 – Docket Number: 017-18**

Applicant or Agent: Andrew Otto Dinkelacker
Property Location: 3049 Marais Street **Zip:** 70117
Bounding Streets: Marais St., Feliciana St., Urquhart St., Clouet St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Bywater **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 482
Proposed Use: Single-Family Residence **Lot Number:** 22-B
Project Planner: Emily Ramírez Hernández (erhernandez@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in insufficient minimum interior side yard setback.

Requested Waiver:**Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback**

Required: 3'

Proposed: 0'

Waiver: 3'



ITEM 13 – Docket Number 018-18

Applicant or Agent: Eric I. Royster, Peter Spera, III, GOATstudio
Property Location: 4215-4219 S. Claiborne Avenue **Zip:** 70125
Bounding Streets: S. Claiborne Ave., General Pershing St., Derbigny St., Milan St.
Zoning District: C-2 Auto-Oriented Commercial District
Historic District: N/A **Planning District:** 3
Existing Use: Office **Square Number:** 695
Proposed Use: Medical/Dental Clinic **Lot Number:** 6
Project Planner: Joseph Colón (jacolon@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, 15.3.B, Article 22, Section 22.4.A (Table 22-1), and Article 23, Section 23.8.B of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a clinic without a clearly identifiable entry from the public sidewalk at the front (primary street) elevation and a parking lot with insufficient off-street vehicular parking and an insufficient buffer yard abutting a residential district.

Requested Waivers:

Article 15, Section 15.3.B.1.a – Building Design Standards (Building Entrance)

Required: Primary entrance oriented to the street
Provided: Primary entrance oriented to rear parking lot
Waiver: Primary entrance oriented to rear parking lot

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Required: 21 spaces Proposed: 17 spaces Waiver: 4 spaces

Article 23, Section 23.8.B – Buffer Yards Abutting a Residential District

Required: 10' Proposed: 5' Waiver: 5'



ITEM 14 – Docket Number 019-18

Applicant or Agent: Edward J. Pointer
Property Location: 2400 Upperline Street **Zip:** 70115
Bounding Streets: Marlborough Gate Pl., Upperline St., LaSalle St., Robert St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Vacant Building **Square Number:** 580
Proposed Use: Single-Family Residence **Lot Number:** 2-B
Project Planner: Travis Martin, Amos Jasper Wright (trlmartin@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 11, Section 11.3.A.2 of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 143-17 to permit the creation of a lot with insufficient minimum lot depth and insufficient front yard build-to line.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth

Required: 90 ft. Proposed: 63 ft. Waiver: 27 ft.

Article 11, Section 11.3.A.2 – Front Yard Build-To Line

Required: 20 ft. Proposed: 14'-7 5/8" Waiver: 5'-4 3/8"



ITEM 15 – Docket Number 020-18

Applicant or Agent: Edward J. Pointer
Property Location: 2 Marlborough Gate Place **Zip:** 70115
Bounding Streets: Marlborough Gate Pl., Upperline St., LaSalle St., Robert St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 580
Proposed Use: Single-Family Residence **Lot Number:** 2-A
Project Planner: Travis Martin, Amos Jasper Wright (trlmartin@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 143-17 to permit the creation of a lot with insufficient minimum lot depth.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Lot Depth

Required: 90 ft. Proposed: 63 ft. Waiver: 27 ft.



ITEM 16 - Docket Number 021-18

Applicant or Agent: JBCB, LLC, Craig Brouillette
Property Location: 1738-1740 N. Rampart Street **Zip:** 70116
Bounding Streets: N. Rampart St., Burgundy St., St. Anthony St., St. Claude St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Multi-Family Residence (4-unit) **Square Number:** 267
Proposed Use: Multi-Family Residence (6-unit) **Lot Number:** 122
Project Planner: Aspen Nero (asnero@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of two two-family residences and the construction of a new two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
 Required: 6 spaces (1 space/du) Proposed: 0 spaces (4 grandfathered) Waiver: 2 spaces



ITEM 17 – Docket Number 022-18

Applicant or Agent: Cecilia A. Mouton
Property Location: 2019 Jena Street **Zip:** 70115
Bounding Streets: Jena St., S. Saratoga St., Napoleon Ave., Danneel St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 500
Proposed Use: Single-Family Residence **Lot Number:** C
Project Planner: Haley Delery (hdelery@nola.gov)

Request Citation: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit an addition to an existing single-family residence, resulting in insufficient minimum rear yard setback and insufficient minimum permeable open space.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback
 Required: 13'-10" Proposed: 4' (grandfathered 10'-4") Waiver: 6'-4"
Article 11, Section 11.3.A.1 (Table 11-2A) – Minimum Permeable Open Space
 Required: 30% Proposed: 22% (grandfathered 26%) Waiver: 4%



D. Director of Safety and Permits Decision Appeals – Unfinished Business

ITEM 20 – Docket Number: 014-17

Applicant or Agent: Justin Schmidt, Frank Peterson, Rose Peterson
Property Location: 2257 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Bed and Breakfast - Principal **Square Number:** 1192
Proposed Use: Bed and Breakfast - Principal **Lot Number:** G-6

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the interpretation of Article 21, Section 21.6.A.8 – Accessory Structures (Corner Yards).



ITEM 21 – Docket Number: 101-17

Applicant or Agent: James G. Derbes
Property Location: 2257 Bayou Road **Zip:** 70119
Bounding Streets: Bayou Rd., N. Rocheblave St., Columbus St., & N. Tonti St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Bed and Breakfast - Principal **Square Number:** 1192
Proposed Use: Bed and Breakfast - Principal **Lot Number:** G4A

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the proposed pavilion constitutes an expansion of a non-conforming use.



ITEM 22 – Docket Number: 013-18

Applicant or Agent: Floris M. Cairo
Property Location: 841 Bourbon Street, 804 Dumaine **Zip:** 70116
Bounding Streets: Dumaine St., Bourbon St., St. Ann St., Dauphine St.
Zoning District: VCR-1 Vieux Carré Residential District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Mixed Use **Square Number:** 75
Proposed Use: Mixed Use **Lot Number:** A

Request Citation: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that the property has not attained legal, nonconforming status for the operation of short term rentals.



E. Adjournment